

HIH Invest Real Estate and IntercityHotel Renew Leasehold Agreement in Vienna by another 25 Years

- IntercityHotel Vienna to remain at its central location on Mariahilfer Strasse at least through 2046
- Investments in the long-term appeal of the property
- Green lease clause integrated in lease to ensure sustainable use and management

Hamburg/Vienna, 31. January 2022 – HIH Invest Real Estate (“HIH Invest”) just renewed its leasehold agreement with its anchor tenant at Mariahilfer Strasse 122 in Vienna for the long term: The IntercityHotel, offering 179 rooms on more than 6,000 square metres of lettable area, will remain at its Vienna site for at least another 25 years. The building straddles one of the largest and best-known high streets of the Austrian capital, and lies within walking distance of the Westbahnhof railway station. This makes it a perfect fit for the concept underlying the IntercityHotel brand, which primarily engages business travellers and urban tourists. IntercityHotel GmbH is a subsidiary of the hotel company Deutsche Hospitality and operates over 40 hotels in eight different countries. Deutsche Hospitality in turn maintains a footprint on three continents with its eight hotel brands.

The leasehold agreement was renewed at a time when conditions for hotel operators were made even more difficult by the ramifications of the coronavirus pandemic. “But the renewal of the leasehold agreement with Intercity for such a long period of time goes to show that an attractive long-term outlook for the hotel’s location on Mariahilfer Strasse transcends the current challenges,” said Jana Wetzel, Real Estate Manager of HIH Invest Real Estate in Vienna.

“Working in close consultation with the leaseholder, we developed a variety of measures to enhance the appeal of the property even further through capital expenditures, and to safeguard its intrinsic value for the next 25 years,” elaborated Malte Wallschläger, Head of Asset Management International at HIH Real Estate. “This way, we managed to tie InterCity Hotel GmbH to the location for the long term while structuring the lease renewal in a manner that benefits both parties.” A new component added to the agreements is a green lease clause of the type that the HIH Group has begun to integrate more and more often in its lease agreements. In the clause, a given contractual partner commits itself to the sustainable use and management of the rented property.



“The talks concerning the lease renewal were defined by mutual respect and the joint goal to find a sustainable long-term solution. We take a positive view of the hospitality market’s mid- to long-term performance, and look forward to our next quarter century in Vienna,” said Thomas Knabner, Senior Director Operations at IntercityHotel GmbH.

The building at Mariahilfer Strasse 122 in the 7th district of Vienna was completed in the year 2000. Since IntercityHotel would occupy it as anchor tenant from the start, the property’s development was closely coordinated with the incoming hotel operator. HIH Invest acquired the building in 2015 on behalf of an individual fund. Out of a total lettable area of around 9,100 square metres, most of which is occupied by the hotel, retail units that complement the use concept of the property occupy 3,000 square metres on long-term leases.

HIH Invest received both legal and business advice from KPMG in conjunction with the lease renewal. Consultancy to IntercityHotel GmbH was provided by the law firm Monlaw.

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**Jana Wetzel, Real Estate Manager
HIH Invest Real Estate, Vienna Office**

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**Thomas Knabner, Senior Director Operations
IntercityHotel GmbH**



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About HIH Invest Real Estate

HIH Invest Real Estate (“HIH Invest”) is one of the leading investment managers for real estate in Germany and elsewhere in Europe. We find, develop and control real estate and investments under a forward-looking approach in the best interest of our clients. Decades of experience, close proximity to real estate markets and tight networking enable us to identify real estate opportunities and to act on them quickly during the right market cycle.

Around 220 institutional clients entrust their investments to HIH Invest. They benefit from the structuring, product development, property management and market development specialists we make available for the purpose of developing just the right investment solutions for them.

HIH Invest maintains a presence in ten different locations across Europe. As part of the HIH-Group, we cover the entire real estate investment value chain with in-house capacities. The early recognition of market changes, the implementation of regulatory requirements and forward-looking digital management are part of our corporate philosophy.

At the moment, we have 16.4 billion euros worth of assets under administration in 90 investment funds.

For details, visit the company homepage at: www.hih-invest.de

About Deutsche Hospitality

Visionary, passionate, open-minded: Deutsche Hospitality represents hospitality in perfection. Steeped in tradition while fit for the future, it combines eight brands in a unique portfolio that includes over 160 hotels worldwide. “Celebrating luxurious simplicity”: Steigenberger Icons are exceptional luxury hotels that enhance historic uniqueness with modern concepts. The Steigenberger Porsche Design Hotels brand introduces innovative impulses into the luxury lifestyle segment. In the upscale segment, Steigenberger Hotels & Resorts represent the epitome in hospitality on three continents. Another upscale brand is Jaz in the City,



a fresh sound among lifestyle hotels. House of Beats connects our passion for hospitality to our fascination with lifestyle, fashion and music. For the inner cities of the destinations we serve, Intercity Hotels provide comfort and mobility in the midscale segment. Also positioned in the midscale category is MAXX by Deutsche Hospitality, our charismatic conversion brand. Not least, Zleep Hotels smartly blend purposeful lodgings in the Economy segment with high-end design. What all of these brands have in common is H-Reward, the loyalty program of Deutsche Hospitality whose benefits commence with the first reservation. We have a clear-cut vision: Together with shareholder Huazhu, Deutsche Hospitality is closing ranks with Europe's leading hotel companies.